

AUSTIN ENERGY REPORT



June 26, 2019

Ron Thrower
2203 Manana St
Austin TX, 78730

Property Description: LOT 1 MANANA VILLA

Re: C15-2019-0032

Dear Ron,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) to increase the maximum allowable impervious cover requirement Section 25-2-551 (C)(2)(a) (Lake Austin (LA) District Regulations) from 20% to 36%, In order to erect a single-family residential use in a "SF-2", Single -Family Residential zoning district.

Austin Energy does not oppose requested variance, provided any proposed and existing improvements are in compliance with AE clearance criteria requirements, The National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent
Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA CASE REVIEW SHEET**CASE:** C15-2019-0032**BOA DATE:** July 8, 2019**ADDRESS:** 2203 & 2205 Manana St.**COUNCIL DISTRICT:** 10**OWNER:** David Honeycutt**AGENT:** A. Ron Thrower**ZONING:** SF-2 (*Lake Austin Overlay*)**LEGAL DESCRIPTION:** LOT 1 MANANA VILLA & LOT 2 MANANA VILLA**VARIANCE REQUEST:** Impervious Cover increase from 20% to 36%**SUMMARY:** to erect a Single Family Residence**ISSUES:** Impervious Cover restrictions per Lake Austin Overlay

	ZONING	LAND USES
<i>Site</i>	SF-2 (Lake Austin Overlay)	Single-Family
<i>North</i>	LA	Single-Family
<i>South</i>	LA; PUD	Lake; Single-Family
<i>East</i>	SF-2	Single-Family
<i>West</i>	SF-2	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Associations, Inc., Austin City Park Neighborhood Association, Austin Independent School District, Bike Austin, Canyon Creek H.O.A, Friends of Austin Neighborhoods, Glenlake Neighborhood Association, Hill Country Conservancy, Lake Austin Collective, Lake Austin Ranch, Long Canyon Homeowners Assn., Long Canyon Phase II & III Homeowners Assn Inc., Neighborhood Empowerment Foundation, River Place HOA, SEL Texas, Save Our Springs Alliance, Sierra Club – Austin Regional Group, Steiner Ranch Community Association, TNR BCP – Travis County Natural Resources

1-2/2



NOTIFICATIONS

CASE#: C15-2019-0032
LOCATION: 2203 & 2205 MANANA STREET



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 333'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. **If more space is required, please complete Section 6 as needed.** All information is required (if applicable).

For Office Use Only

Case # _____	ROW # _____	Tax # _____
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Section 1: Applicant Statement

Street Address: 2203 & 2205 Manana Street

Subdivision Legal Description:
LOT 1 MANANA VILLA | LOT 2 MANANA VILLA

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-2

I/We A. Ron Thrower on behalf of myself/ourselves as authorized agent for David Honeycutt affirm that on Month April, Day 24, Year 2019, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

- Erect Attach Complete Remodel Maintain Other: _____

Type of Structure: a residential structure, garage and driveway

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-551 (C)(2)(a) - Lake Austin (LA) District Regulations - to increase the maximum impervious cover from 20% (required) to 36% (requested) in order to construct a single family residence on an SF-2 zoned lot that is governed by Lake Austin zoning district regulations.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

the impervious cover restrictions do not allow for residential development that is reasonable and equitable to near-by, adjacent lots.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

the trees on-site impede the development potential. There are two heritage trees and at least 7 protected trees, one in which is the nesting habitat to a blue crane bird for several years now.

b) The hardship is not general to the area in which the property is located because:

most adjacent lots already have development that exceeds 20% impervious cover and also does not threaten the tree canopy. Additionally, the presence of the Blue Crane habitat is unique to the area.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

adjacent properties have been developed at the level of that which is being requested with regards to the level impervious cover and size of structures and associated improvements (driveway, garage, patios, etc.)

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: A. Ron Thrower Digitally signed by A. Ron Thrower
DN: C=US, E=ront@throwerdesign.com, O=Thrower Design, CN=A. Ron Thrower
Reason: I am approving this document
Date: 2019.04.24.10:27:35-0500 Date: 04/24/2019

Applicant Name (typed or printed): A. Ron Thrower

Applicant Mailing Address: P.O. Box 41957

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 476-4456

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: _____

Owner Name (typed or printed): David Honeycutt

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: A. Ron Thrower

Agent Mailing Address: P.O. Box 41957

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 476-4456

Email (optional – will be public information): [REDACTED]

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: A. Ron Thrower Digitally signed by A. Ron Thrower
DN: cn=US, E=ron@throwerdesign.com, o=Thrower Design, CN=A. Ron Thrower
Reason: I am approving this document
Date: 2019.04.24.10:22:35-0500 Date: 04/24/2019

Applicant Name (typed or printed): A. Ron Thrower

Applicant Mailing Address: P.O. Box 41957

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 476-4456

Email (optional – will be public information): victoria@throwerdesign.com

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 5/14/19

Owner Name (typed or printed): David Honeycutt

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: A. Ron Thrower

Agent Mailing Address: P.O. Box 41957

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 476-4456

Email (optional – will be public information): ront@throwerdesign.com

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Additional Space (continued)

If developed as two individual lots, at least one lot will be severely impacted upon redevelopment due to trees on the site (location, species and size). Therefore, the proposal is to combine the two lots by way of a UDA to build one, single-family residence of 36% impervious cover instead of the 45% that would be allowed today if both lots are left to develop individually. The UDA will provide flexibility by allowing for the placement of the house and improvements so as to avoid impacts to the heritage and protected trees. Adversely, enacting a UDA to avoid trees will trigger a different set of site development regulations that will reduce the amount of improvement that adjacent and near-by properties currently have.

The proposed development is more environmentally responsible than what could be built today with a 2 single-family lot project as the proposed development would produce 11,150 less sq. ft. of impervious cover than what can be built today.



2203 & 2205 Manana Street
Variance Request



C15-2019-0032 – 2203 & 2205 Manana

Board of Adjustment – July 8, 2019

Throrer Design

LAND PLANNERS

Variance Request

To Vary from –

LDC 25-2-551 (C)(2)(a) – Impervious Cover Restrictions

From: 20% impervious cover - allowed

To: 36% impervious cover - requested



VICINITY MAP
N.T.S.

LOT 2 BLK 2 MANANA
SUBDIVISION UNRECORDED
JOEL W BRYANT &
SCOTT A BRYANT
DOCUMENT NO. 2008134842

TREE LIST

NO.	DESCRIPTION
1000 (H)	45" PECAN
1001	21" PECAN (HOLLOWED)
1002 (H)	26" PECAN
1003	15" CRAPE MYRTLE (5, 5, 5, 5, 4, 4)
1004	13" CRAPE MYRTLE (5, 4, 4, 4, 4, 3)
1005	14" CRAPE MYRTLE (5, 5, 5, 4, 4, 4)
1006	15" CRAPE MYRTLE (5, 5, 5, 5, 4, 4)
1007	12" CRAPE MYRTLE (4, 4, 4, 4, 4, 3)
1008	15" CRAPE MYRTLE (5, 5, 5, 5, 4, 3)
1009	16" PALM
1010	17" PALM
1011	12" PALM
1012	16" CYPRESS
1013	12" YAUPON HOLLY (5, 5, 4, 4, 4)
1014	8" YAUPON HOLLY (4, 3, 3, 2)
1015	12" YAUPON HOLLY (5, 5, 4, 3, 2)
1016	64" COTTONWOOD
1017	48" COTTONWOOD
1018	45" COTTONWOOD

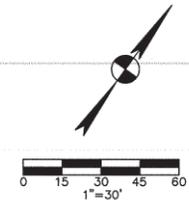
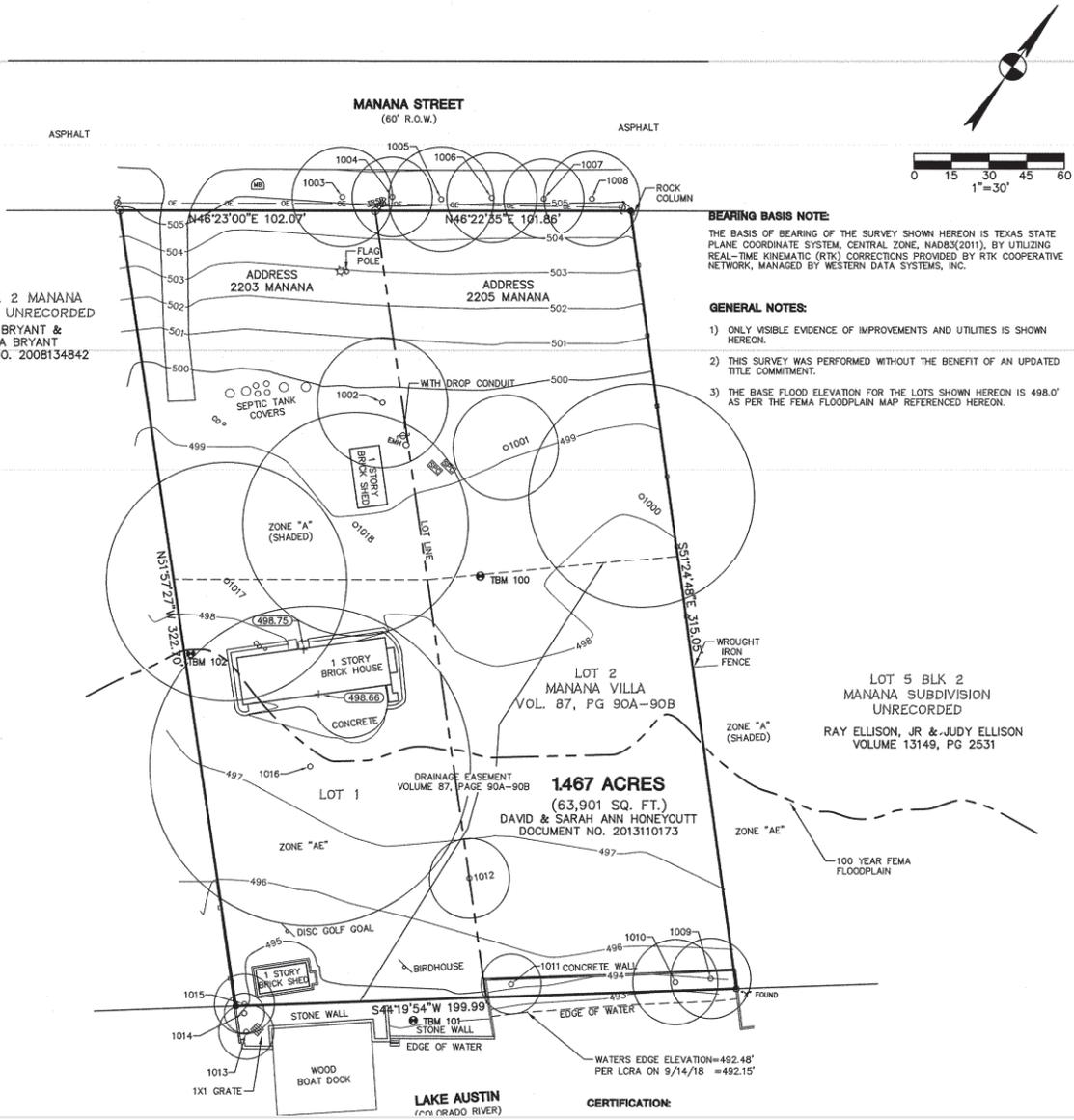
LEGEND

- ⊙ 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ⊗ "X" CUT IN CONCRETE
- ★ LIGHT POLE
- ⊘ UTILITY POLE
- ⊖ DOWN GUY
- SPRINKLER CONTROL BOX
- TELEPHONE RISER
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC LINE
- ELECTRIC MANHOLE
- WASTEWATER MANHOLE
- IRRIGATION CONTROL BOX
- CLEANOUT
- SIGN
- DRAINAGE INLET
- MAILBOX
- FINISH FLOOR ELEVATION

BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

TBM 100: IRON ROD WITH "STANTEC" CAP SET IN MIDDLE OF 2205 MANANA STREET LOT: 2164' SOUTH OF MANANA STREET PAVEMENT AND 445' NORTHEAST OF 1 STORY BRICK HOUSE

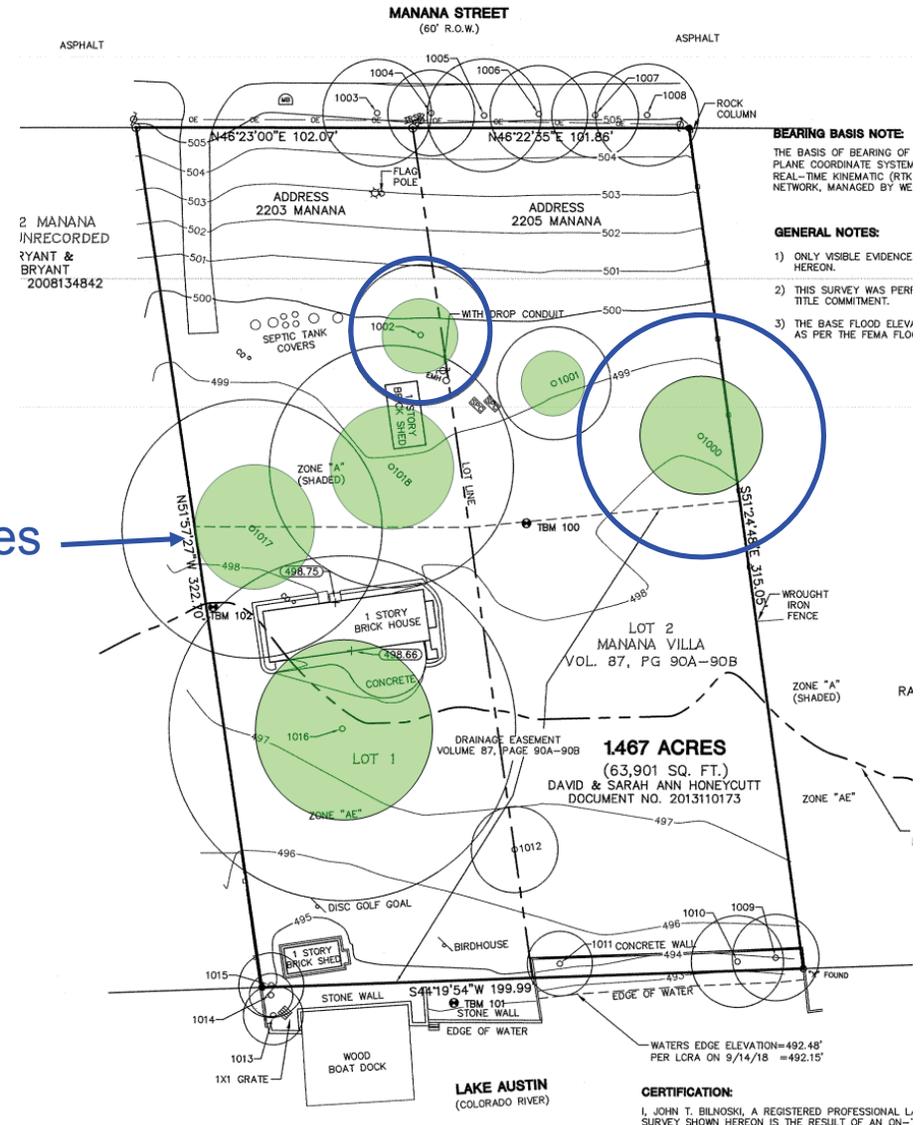


C15-2019-0032 – 2203 & 2205 Manana
Board of Adjustment – July 8, 2019



Reasonable Use Prevented by Trees

Nesting Blue Cranes



TREE LIST

NO.	DESCRIPTION
1000 (H)	45" PECAN
1001	21" PECAN (HOLLOWED)
1002 (H)	26" PECAN
1003	15" CRAPE MYRTLE (5, 5, 5, 5, 4, 4)
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C15-2019-0032 – 2203 & 2205 Manana

Board of Adjustment – July 8, 2019

Throrer Design

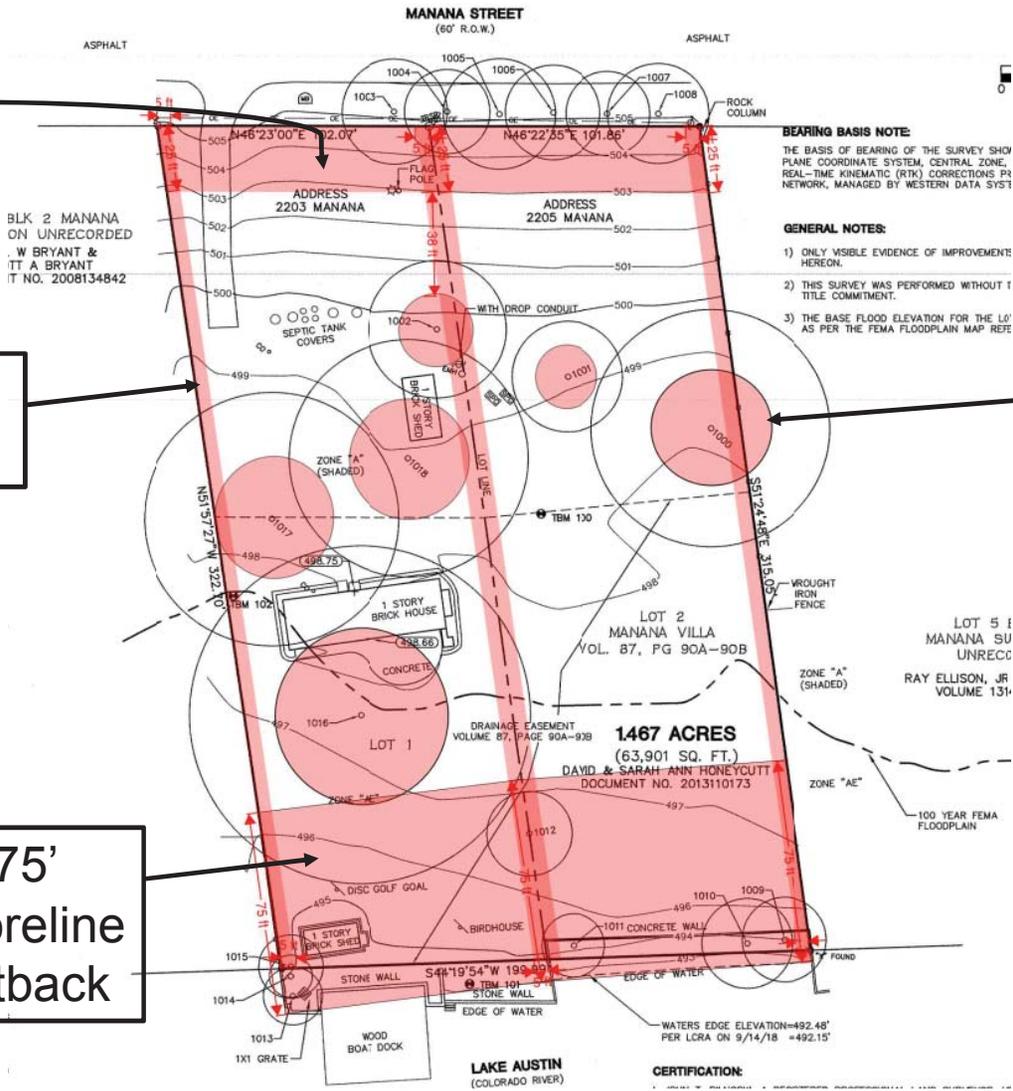
LAND PLANNERS

25' front setback

5' side setback

75' shoreline setback

1/2 Critical Root Zone



BEARING BASIS NOTE:
 THE BASIS OF BEARING OF THE SURVEY SHOWN IS THE PLANE COORDINATE SYSTEM, CENTRAL ZONE, REAL-TIME KINEMATIC (RTK) CORRECTIONS FROM A NETWORK, MANAGED BY WESTERN DATA SYSTEMS.

GENERAL NOTES:

- 1) ONLY VISIBLE EVIDENCE OF IMPROVEMENTS IS SHOWN HEREON.
- 2) THIS SURVEY WAS PERFORMED WITHOUT TITLE COMMITMENT.
- 3) THE BASE FLOOD ELEVATION FOR THE LOT IS AS PER THE FEMA FLOODPLAIN MAP REFERENCE.

Area Character – Greater than 20% IC



C15-2019-0032 – 2203 & 2205 Manana

Board of Adjustment – July 8, 2019

Thrower Design

LAND PLANNERS

Hardship –

Trees create a hardship and severely impact redevelopment.

2-lot SF development

- 2 houses,
- 2 driveways,
- 2 garages,
- 2 septic systems
- Loss of trees
- 28,755 sq. ft. IC (45%)
- No regard for 75ft. shore line setback area

UDA - SF development

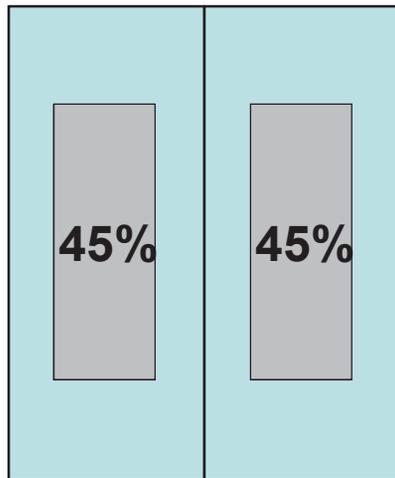
- 1 house
- 1 driveway,
- 1 garage,
- 1 septic system
- Trees Preserved
- 17,605 sq. ft. IC (36%)
- 75ft. shore line area applies

Today

2 individual lots
2 houses
2 driveways
2 garages
45% IC =

28,755 sq. ft.

*calculation includes area of SL setback



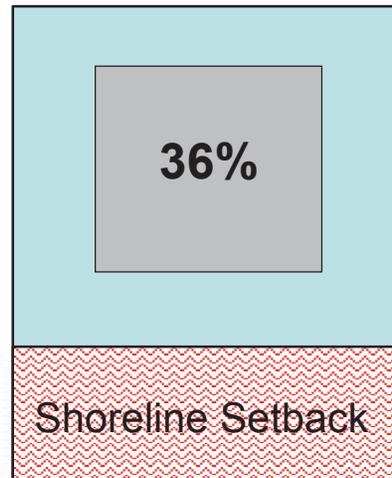
***58.8% IC if calculating w/o SL setback area

Request

UDA -1 lot
1 house
1 driveway
1 garage
36% IC =

17,605 sq. ft.

*calculation does not include SL setback



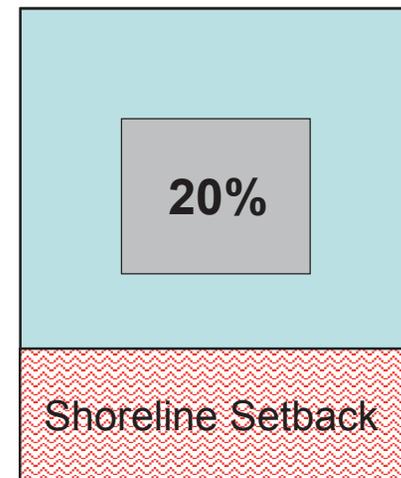
***27.5% IC if calculating with SL setback area

Per Code

1 lot
1 house
1 driveway
1 garage
20% IC =

9,780 sq. ft.

*calculation does not include SL setback



***15.3 % IC if calculating with SL setback area